



DEPARTMENT OF  
DEVELOPMENT

## Zoning Report

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### Site Information

Address	3551 WESTERVILLE RD
Mailing Address	5383 TOWNSHIP ROAD 187 MARENGO OH 43334-9783
Owner	SUNSCAPES LANDSCAPING GROUND MAINTENANCE LLC
Parcel Number	010012426
In Columbus?	Yes
County	FRANKLIN

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### Zoning Information

Zoning	Z87-1338, Manufacturing, M2, 9/29/1987, H-35
Historic District	None
Short North Special Parking Area	Out
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	Northeast Area Commission
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

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### Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

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**Board of Zoning Adjustment Application**

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

**BZA18-005**  
**3551 Westerville Road**

OFFICE USE ONLY

Application Number: BZA18-005 Date Received: 16 Jan. 2018  
Application Accepted by: JF Fee: \$1900  
Commission/Civic: NORTH EAST AC  
Existing Zoning: \_\_\_\_\_  
Comments: \_\_\_\_\_

**TYPE(S) OF ACTION REQUESTED** (Check all that apply):

☐ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Variance from (1) Section 3312.39 Striping and Marking and

(2) Section 3312.43 Required Surface for Parking and (3) Special Permit for use of portable building, per Section 3389.12 Portable Building.

**LOCATION**

Certified Address: 3555 Westerville Road City: Columbus Zip: 43224

Parcel Number (only one required): 010-012<sup>4</sup>26-00

**APPLICANT** (If different from Owner):

Applicant Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

**PROPERTY OWNER(S)** ☐ Check here if listing additional property owners on a separate page

Name: Sunscapes Landscaping & Ground Maintenance LLC Phone Number: (614) 795-8403 Ext.: \_\_\_\_\_

Address: 5383 Township Road 187 City/State: Marengo, Ohio Zip: 43334

Email Address: sunscapesohio@gmail.com Fax Number: \_\_\_\_\_

**ATTORNEY / AGENT** (Check one if applicable): ☐ Attorney ☒ Agent

Name: Plan 4 Land, LLC - Joe Clase Phone Number: (833) 752-6452 Ext.: \_\_\_\_\_

Address: 10 West North Street, P.O. Box 215 City/State: Ostrander, Ohio Zip: 43061

Email Address: joe@plan4land.net Fax Number: \_\_\_\_\_

**SIGNATURES** (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

THE CITY OF  
**COLUMBUS**  
CODE ENFORCEMENT

Dana M. Rose, Administrator

**BZA18-005**  
**3551 Westerville Road**  
Date of Service/Posting \_\_\_\_\_

Order Number: 17470-02156  
Parcel Number: 010012426

MELVIN WILDER AGENT C/O  
SUNSCAPES LANDSCAPING & GROUND MAINTENANCE, LLC  
6797 N. HIGH ST. STE. 304  
WORTHINGTON, OH 43085

**ZONING CODE VIOLATION ORDER**

**Re: 3551 WESTERVILLE RD**

An inspection has been made at the above address on **March 25, 2017**.

As provided by the Columbus City Code you are hereby given notice to correct the alleged violations listed below within **20** calendar days of the service of this notice unless otherwise noted in this notice, or an approval for a written request for extension is granted by this office.

**Note: Failure to comply with this notice is a Misdemeanor of the First Degree and may be punishable by a \$1000 fine and 180 days imprisonment.**

**Please be advised that another violation of this code(s) may result in criminal or civil court action being initiated against you without another written notice being issued to you by the Code Enforcement Division.**

If the facts represented here are incorrect, or if you believe the law is not being interpreted properly, you have the basis for an appeal. If you believe an appeal is in order, call the undersigned Property Maintenance Inspector. Pursuant to the Columbus City Code Section 3307.07: The Board of Zoning Adjustment shall not entertain any appeal applied for more than twenty (20) days after the date of this order. Also pursuant to Columbus City Code Section 3307.11: Said appeal shall be submitted on a form provided for that purpose and filed in the office of the Department of Building and Zoning Services.

For further information on this notice contact the Code Enforcement Officer.

To verify any permit requirements for the work being completed, please check with the Building and Zoning Services Department at 614-645-7433.

**SEE LIST OF VIOLATIONS ON THE ATTACHED PAGE(S)**

Cory James  
Code Enforcement Officer  
Phone: 614-645-6598  
CAJames@Columbus.Gov  
757 Carolyn Avenue  
Columbus Ohio 43224

ITEM#	CODE SECTION	COMMENTS
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**Zoning Violations**

- |   |  |  |
|---|--|--|
| 1 | <b>3305.01 Certificate of zoning clearance</b> | <p>Lack of Zoning Clearance:</p> <p>Exterior storage of construction equipment and/or materials.</p> <p>Exterior storage of pallets, firewood, logs and landscaping materials.</p> <p>Construction of storage shelter(s).</p> <p>Re-grading of land at the rear of the property.</p> <p>Cease use/remove until Zoning Clearance conditions and or improvements for Clearance Approval are in compliance. Zoning Clearance may be subject to Site Compliance procedure.</p> |
| 2 | <b>3305.03 Authority and compliance</b>        | <p>Property is not in compliance with current site plan 14345-224&amp;CBLD1408747.</p> <p>Lacking asphalt driveway and paving.</p> <p>Lacking parking space striping.</p> <p>Re-grading of land and storage shelter(s).</p> <p>Exterior storage of materials and equipment.</p> <p>Any Zoning Clearance must come into compliance with any administrative authorization, requirement, or condition of any approved variance, special permit or rezoning.</p>               |

**Board of Zoning Adjustment Application**

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

**BZA18-005**

**3551 Westerville Road**

**AFFIDAVIT**

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1) NAME** Plan 4 Land, LLC

of **(1) MAILING ADDRESS** 10 West North Street, P.O. Box 215, Ostrander, Ohio 43061

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

**(2) per ADDRESS CARD FOR PROPERTY** 6555 Westerville Road, Columbus, Ohio 43224

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on **(3)** \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

**(4)** Sunscapes Landscaping & Ground Maintenance LLC

5383 Township Road 187

Marengo, OH 43334

APPLICANT'S NAME AND PHONE #  
(same as listed on front application)

Joey Leadbeater, Owner

(614)795-8403

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR  
OR CONTACT PERSON AND ADDRESS

**(5)** Northeast Area Commission

Elwood Rayford, Chair (614) 778-8762

and that the attached document **(6)** is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property

**(7) SIGNATURE OF AFFIANT**

Sworn to before me and signed in my presence this

16th

day of

January

in the year

2018

**(7) SIGNATURE OF NOTARY PUBLIC**

My Commission Expires

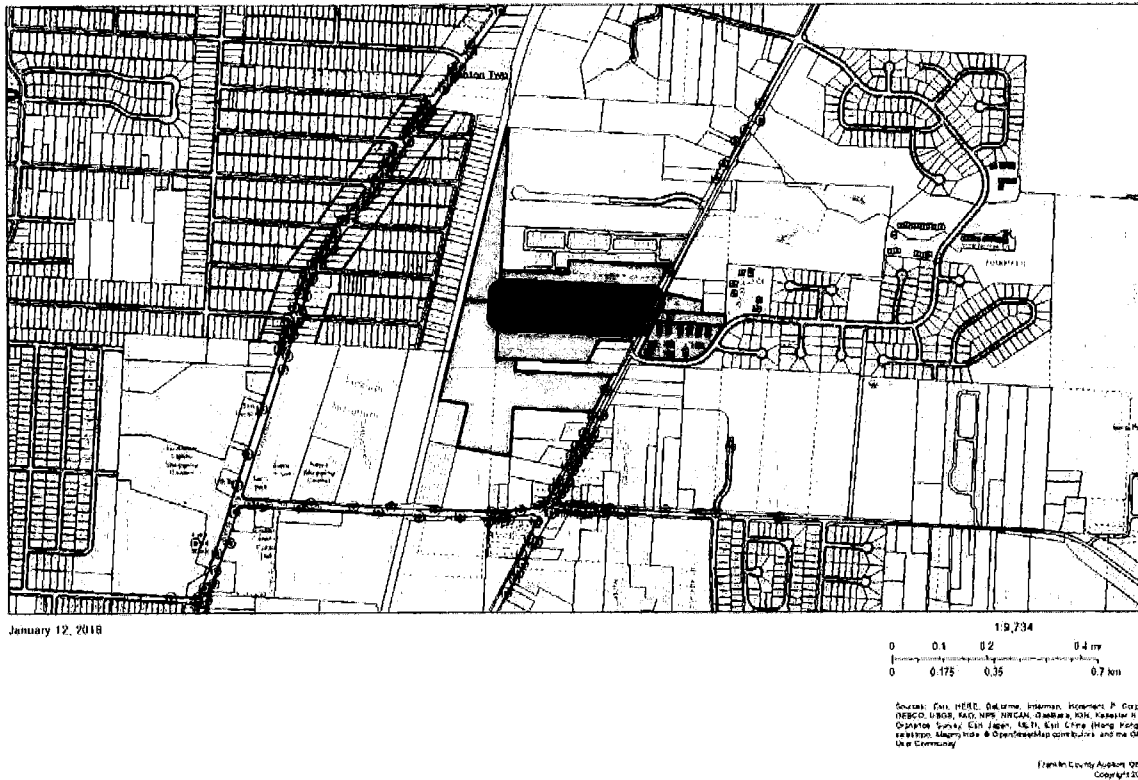
June 28, 2022

Notary Seal Here



**3551 Westerville Road**

**Surrounding Property Owners - 125 ft.**



## Surrounding Property Owners

SULLIVAN, ANTHONY & ANGELA  
OR CURRENT OCCUPANT  
3584 WESTERVILLE RD.  
COLUMBUS, OH 43224

TANDEM/QCA INCOME PARTNERS  
OR CURRENT OCCUPANT  
1500 SOLANA BLVD, BLDG 1  
ROANOKE, TX 76262-1720

DAVEY TREE EXPERT COMPANY  
OR CURRENT OCCUPANT  
3603 WESTERVILLE RD.  
COLUMBUS, OH 43224

PITZER, NORMAN J & TONYA Y  
OR CURRENT OCCUPANT  
3554 WESTERVILLE RD.  
COLUMBUS, OH 43224-2553

HMD INVESTMENT PROPERTIES, LLC  
OR CURRENT OCCUPANT  
2491 E. DUBLIN GRANVILLE RD.  
COLUMBUS, OH 43229

3535 WESTERVILLE, LLC  
OR CURRENT OCCUPANT  
3535 WESTERVILLE RD.  
COLUMBUS, OH 43224

**APPLICANT**

**SUNCSCAPES LANDSCAPING &  
GROUND MAINTENANCE, LLC**  
5383 TOWNSHIP RD 187  
MARENGO, OH 43334

**AGENT**

PLAN 4 LAND, LLC  
10 W. NORTH ST.  
OSTRANDER, OH 43061

## AREA COMMISSION

NORTHEAST AREA COMMISSION  
ELWOOD RAYFORD - CHAIR  
2776 YORKCLIFF RD.  
COLUMBUS, OH 43219

## AREA COMMISSION

**NORTHEAST AREA COMMISSION  
LYNNE LACOUR - LIASON  
2500 PARK CRESCENT DR.  
COLUMBUS, OH 43232**

**Board of Zoning Adjustment Application**

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**BZA18-005**

**3551 Westerville Road**

**STATEMENT IN SUPPORT OF VARIANCE(S)**

APPLICATION #

**3307.09 Variances by Board.**

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). The board shall take into account all of the following facts and conditions when considering variances:
1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.
  2. Whether the variance is substantial.
  3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
  4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
  5. Whether the property owner purchased the property with knowledge of the zoning restriction.
  6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
  7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.**

**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code demonstrates practical difficulty as contemplated by that section, in the following ways (use separate page if needed or desired):**

**Section 3312.39 Striping and Marking and Section 3312.43 Required Surface for Parking.**

**Please see separate pages for explanation and reasoning.**

Signature of Applicant \_\_\_\_\_

Date 01/16/2018

**STATEMENT IN SUPPORT OF SPECIAL PERMIT REQUEST**

APPLICATION #

**3307.06 Special Permits.**

The board of zoning adjustment shall have the power:

- A. To grant special permits for uses listed in Chapter 3389 where it is shown that the special use can be granted without substantial detriment to the public good, without substantial impairment of the general purpose and intent of the zoning district in which the use is proposed to be located, and without significant incompatibility with the general character of the neighborhood.
- B. To grant special permits for the relocation or expansion of nonconforming uses, where it can be shown that the relocation or expansion of the nonconforming use can be granted without substantial impairment of the general purpose and intent of the underlying zoning district, and without significant incompatibility with the general character of the neighborhood. No expansion of a nonconforming use shall exceed 50 percent of the total floor area the original nonconforming use occupied.
- C. To impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the board deems necessary to carry out the intent and purpose of the Zoning Code and to otherwise safeguard the public safety and welfare.
- D. Upon application by the city attorney, to revoke any special permit whose condition has been violated after notice and opportunity to conform have been given.
- E. To grant special permits for the relocation or expansion of nonconforming uses, where it can be shown that the relocation or expansion of the nonconforming use can be granted without substantial impairment of the general purpose and intent of the underlying zoning district, and without significant incompatibility with the general character of the neighborhood. No expansion of a nonconforming use shall exceed 50 percent of the total floor area the original nonconforming use occupied.

**List all sections of Code relevant to your Special Permit request and explain your reasoning as to why this request should be granted.**

**PLEASE NOTE: It is the applicant's responsibility to identify the Special Permit required for the project. If the necessary Special Permit is not requested, a new application (and applicable fees) will be required.**

**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code meets the requirements of Section 3307.06 in the following ways (use separate page if needed or desired):**

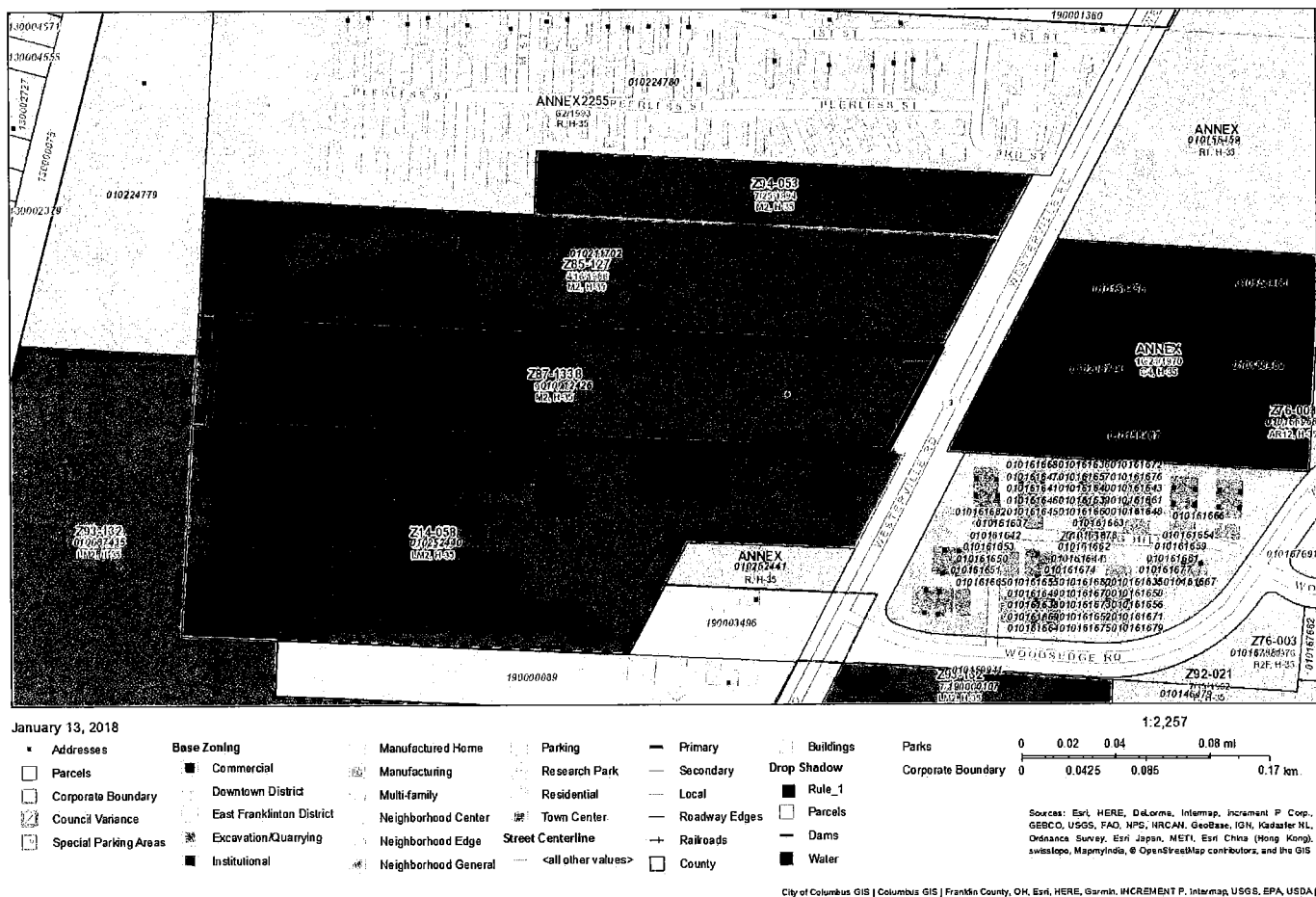
Section 3389.12 Portable Building.

Please see separate pages for explanation and reasoning.

Signature of Applicant \_\_\_\_\_ Date 01/16/2018



## ZONING MAP



The subject 5.256 acre property is zoned M-2 Manufacturing District. The adjacent properties to the north, west and south are also zoned M-2 (purple). The proximate properties on the east side of Westerville Rd. are zoned C-4 Regional-Scale Commercial (red) and AR-12 Multi-Family Apartment Residential (orange).

## ABOUT THE PROPERTY

The subject property contains a gross 5.256 acres, minus 60-foot road right-of-way dedicated from the road centerline and a 30 foot deep parcel at the rear of the property that is deeded to the City of Columbus. This leaves the property size at 4.841 acres. The property is 187.5 feet wide with 207.02 feet of frontage on Westerville Road. The property is roughly 1,300 feet deep making the lot width to depth ratio approximately 1:7. The site was recently developed in the last couple years with the existing landscaping business. The site was subject of a zoning violation notice due to some development that occurred outside of the original plan. The owner is in the process of bringing the property in to compliance, being the partially addressed through this application request.

## EXPLANATION OF REQUEST

The property owner ("Owner") is operating a landscaping and grounds maintenance company. The adjacent property to the south (3535 Westerville Rd.) is being utilized as a similar commercial landscaping operation and the adjacent property to the north (3603 Westerville Rd.) is being utilized as a residential

and commercial tree care service operation. The Owner previously submitted a site plan and sought zoning clearance. On March 25, 2017, the City of Columbus, Code Enforcement Office issues a Zoning Code Violation Order (Order #17470-02156, attached) indicating the Owner in violation of the following sections of the Zoning Code, primarily for the reason that the cited land use activities—while not prohibited—were not included on the originally submitted site plan:

- Section 3305.01 Certificate of zoning clearance
- Section 3305.03 Authority and compliance

The Owner is rectifying the Order, and will be submitting an amended site plan for City review.

The Owner is seeking a Variance from Section 3312.39 - Striping and marking and Section 3312.43 - Required surface for parking, to allow the parking lot to be continued to be used as currently laid out and constructed. The parking lot is currently gravel with unmarked/unstriped parking spaces, whereas it is required to be paved and striped. City Staff has indicated support of the parking lot as described, pending paving of a driveway that extends fifty (50) ft. from the right-of-way a minimum width of twenty-six (26) ft. at the right-of-way.

The Owner is also seeking a Special Permit, per Section 3389.12 – Portable building to enable the continued use of a portable building unit for secure storage of landscaping supplies.

#### **BOARD OF ZONING ADJUSTMENT VARIANCE REVIEW CRITERIA**

The City of Columbus Zoning Resolution explains that the following factors are considered by the Board of Zoning Adjustment upon submission of a variance request:

- a) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the Variance.**

*Paving and striping the parking area would not prohibit beneficial use of the property; however, it does represent an unnecessary hardship and expense reducing the ability to yield a reasonable return. The nature of the existing use uses heavy equipment to load landscaping materials and such equipment will damage and increased maintenance costs to the owner if the site is covered in asphalt. The owner is committing to the drive approach within 50 feet of Westerville Road, which will include the entire drive outside of the perimeter fence. It is found that this will make the property more presentable from the road and eliminate gravel from entering Westerville Road. To keep down dust and provide a more substantial surface, the majority of the circulation areas are currently covered with asphalt millings that have formed a similar hardscape comparable to the code requirement.*

- b) Whether the Variance is substantial.**

*The request is a minimum variance from Section 3312.43, considering the asphalt millings have created a similar surface that requires less maintenance. The code also provides the following exception to this rule:*

*“The Director may waive the hard surface requirement for a use located in a manufacturing district when the proposed parking space is located at least 400 feet from any residential district.”*

*The semi-adjacent AR-12 Mutli-Family Apartment Residential district is on the other side of Westerville Rd. approximately 280 ft. from the current parking area and would see no benefit to the site being paved.*

- c) Whether the essential character of the neighborhood would be substantially altered, or whether adjoining properties would suffer a substantial detriment, as a result of the Variance.**

*Since other adjacent uses in the area have similar gravel lots, the current parking lot treatment is in keeping with the character of the area and such other uses would not be detrimentally affected. The adjoining properties both are home to similar landscaping-oriented businesses. The principal building and parking area on subject property are set back more than 200 ft. from Westerville Rd. The existing parking area (shown below) is well-maintained, and upon paving the drive 50 ft. back from Westerville Rd., the visual impact on the surrounding neighborhood will be virtually nil.*



- d) Whether the Variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage).**

*This variance would not adversely affect the delivery of such services. The existing parking area is well-maintained and the delivery of governmental services to the property has not been hindered while in its current unpaved state.*

- e) Whether the property owner purchased the property with knowledge of the zoning restriction.**

*At the time of purchase, the owner observed that other uses in the area did not have paved drives and parking. It was assumed that such a standard would not be required, as the area contains many similar land uses which typically do not contained paved parking areas.*

- f) Whether the property owner's predicament can be obviated feasibly through some method other than a Variance.

*Limiting pavement to the area within 50 feet of Westerville Road and seeking these variances appear to be the only suitable method for addressing the Owner's predicament. Since the site rarely has client guests, striping parking spaces and maintaining such striping also does not appear to be a feasible requirement.*

- g) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the Variance.

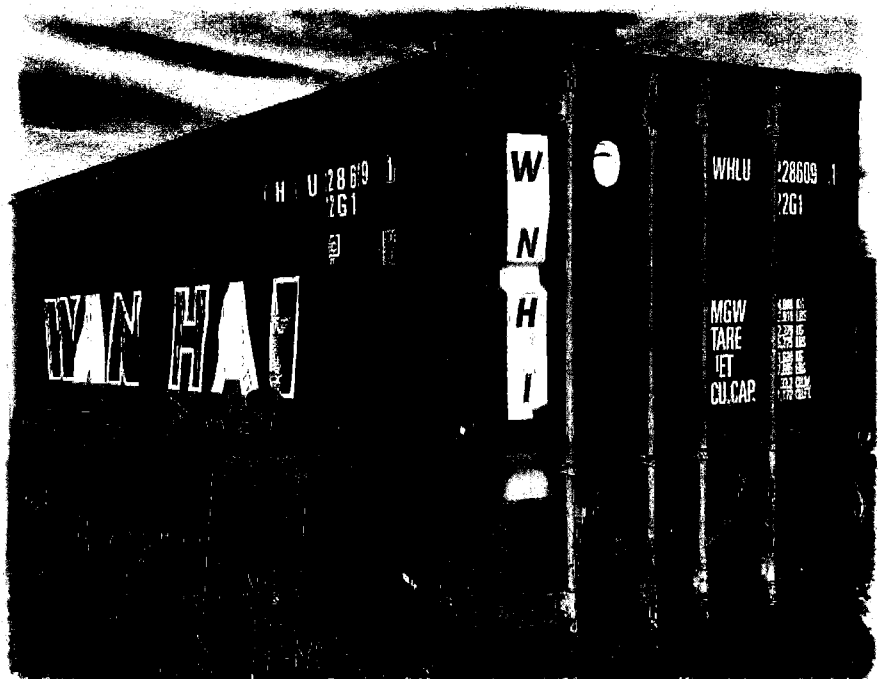
*It seems reasonable to interpret that the spirit and intent of the regulation was to promote an orderly development pattern and provide adequate parking facilities for the public. As this code is primarily for loading equipment and supplies and has limited public visitors, the requested Variances appear to be within the spirit and intent of the zoning requirement and represent a minor variance from the Zoning Code. Granting the requested variances would provide fair and just application of the Zoning Code.*

### **BOARD OF ZONING ADJUSTMENT SPECIAL PERMIT REVIEW AUTHORITY**

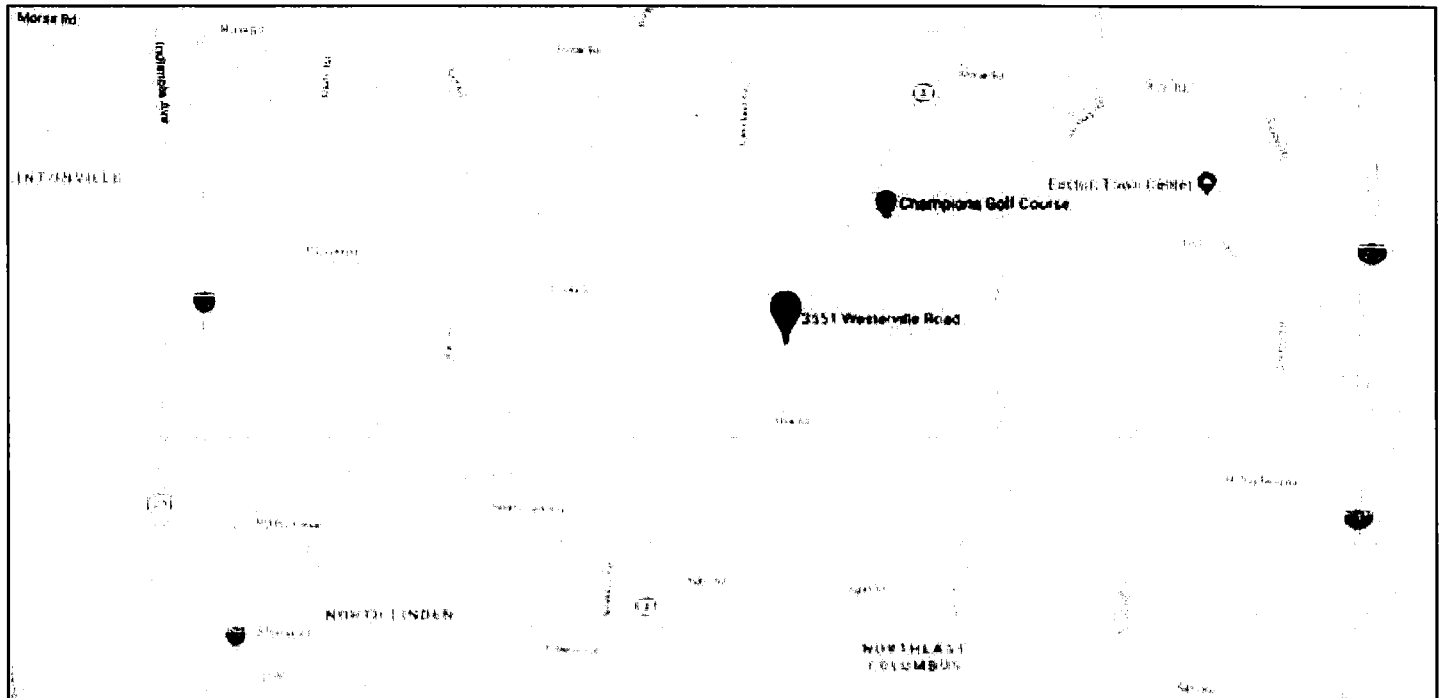
The City of Columbus Zoning Resolution explains that the board of zoning adjustment shall have the authority to grant special permits for uses listed in Chapter 3389 where it is shown:

- a) That the special use can be granted without substantial detriment to the public good, without substantial impairment of the general purpose and intent of the zoning district in which the use is proposed to be located, and without significant incompatibility with the general character of the neighborhood.

*Portable buildings are identified in Section 3389.12 as requiring a Special Permit. The Owner wishes to use one or more non-permanent cargo containers (shown to the right) for the secure storage of valuable supplies. Any such portable storage will be located in the rear yard of the property and not be visible from Westerville Rd. Such structures do not impair the general purpose and intent of the M-2 Manufacturing zoning district and are not significantly incompatible with the general character of the neighborhood.*

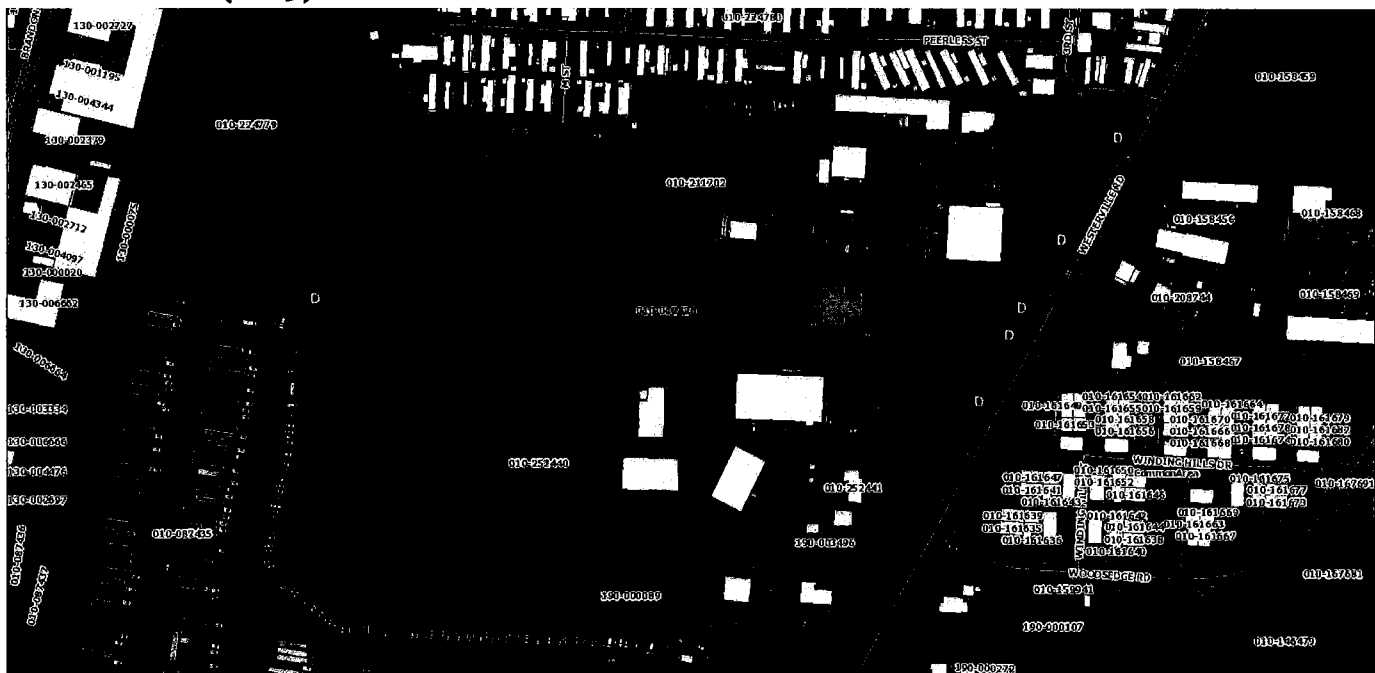


## VICINITY MAP

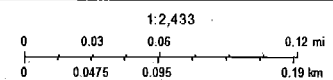


SOURCE: GOOGLE MAPS

**AERIAL PHOTO (2015)**



January 12, 2018



Sources: Esri HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Franklin County Auditors Office  
Copyright 2016

## LEGAL DESCRIPTION

Real estate situated in the County of Franklin, in the State of Ohio and in the City of Columbus, and bounded and described as follows:

Being part of Lot #2, in Section #2, Township #1, Range #17, United States Military Lands, as said Lot #2 is shown on the plat thereof, in Chancellery Records #6, beginning at Page 350, Common Pleas Court, Franklin County, in the case of David Skinner, et al., against Sara Morse, et al.; being more particularly described as follows, to-wit:

Beginning at an iron pin in the southwest corner of said Lot #2; and running thence:

- (1) Northerly 187.50 feet to an iron pin; thence
- (2) Easterly, parallel with the south line of said Lot #2, 1,363.16 feet to a point in the center line of Westerville Road; thence
- (3) South 25° 14' West, along the center line of Westerville Road, 207.02 feet, more or less, to the intersection of the said center line of Westerville Road with the said south line of said Lot #2; and thence
- (4) Westerly along the said south line of Lot #2, 1,275.0 feet to the point of beginning; containing 5.671 acres, said lands being also referred to as Parcels #3154 and #4788 of the Franklin County, Ohio Auditor's Record.

Subject to all legal highways, rights of way and easements, except 0.031 acres, 0.2545 acres, and 0.1291 acres, as recorded in Deed Book 3400, page 423, to the City of Columbus.

PARCEL 1:

BEGINNING at the northeast corner of said lands of Cecutti et al, said point being in the center line of Westerville Road; and running thence

- 1.) South 25 deg. 14' West along the said center line of Westerville Road 207.2 feet to the southeast corner of said Cecutti et al lands; thence
- 2.) West, along the south line of said Cecutti et al lands, 66.33 feet to a point; thence
- 3.) North 20 deg. 14' East, parallel to the said center line of Westerville Road, 207.2 feet to a point in the north line of said Cecutti et al lands; and thence
- 4.) East, along the said north line of Cecutti et al lands, 66.33 feet to the point of BEGINNING, containing 0.2853 acres.

PARCEL 2:

BEGINNING at the Southwest corner of said Cecutti et al lands, said point being 1,275 feet west of the said southeast corner of said Cecutti et al lands and running thence

- 1.) North, along the west line of said Cecutti et al lands, 187.50 feet to the northwest corner of said Cecutti et al lands; thence
- 2.) East, along the said north line of Cecutti et al lands, 30.0 feet to a point; thence
- 3.) South, parallel to the said west line of Cecutti et al lands, 187.50 feet to a point in the south line of said Cecutti et al lands; and thence
- 4.) West, along said south line of Cecutti lands, 30.0 feet to the point of BEGINNING, containing 0.1291 acres.

**PROJECT OVERVIEW**

(1) **PROJECT TITLE AND DESCRIPTION.** This project, "Sunscapes Landscaping and Ground Maintenance", is submitting for approval of Final Site Compliance. This Commercial Site at 3551 Westerville Road, a recently improved site.

(2) **VICINITY.** The site is located on the west side of Westerville Road, 1.850 North of Innis Road.

(3) **JURISDICTION.** There is no index for this plan set.

(4) **CERTIFICATE OF APPROPRIATENESS.** This site is located in the Northeast Neighborhood. The site plan has been submitted and is pending review.

(5) **SCOPE OF WORK.** This application is to certify compliance of the site as it exists today, with some corrective measures.

1. EXISTING LAND USE. The site contains the business operations for Sunscapes Landscaping and Ground Maintenance.
2. PROPOSED LAND USE. There is no proposed change in land use.
3. ZONING VARIANCES. The owner has applied for a variance for striping and marking (\$312.39) and required surface for parking (\$312.43).
4. SPECIAL PERMITS. The owner has also requested a Special Permit to allow a portable building (\$389.12).

(6) **CONTACTS.**

1. OWNER/DEVELOPER. Sunscapes Landscaping & Ground Maintenance LLC, Joey Leadbeater, (614) 795-8403, [sunscapeslho@gmail.com](mailto:sunscapeslho@gmail.com)
2. CONSULTANT. Joe Case, AICP, (614) 515-0183, [joe@landand.net](mailto:joe@landand.net)

(7) **ADDRESS & PARCEL NO.** The certified address for this property is 3551 Westerville Road, Columbus, Ohio 43224, Franklin County Auditor's Parcel Number: 010-012426.

(8) **ZONING.** Label zoning district(s) of subject site and adjacent sites. Supply case number of any active rezoning or variance application (Council variance, Board of Zoning Adjustment or Graphics Commission); name of any applicable commercial overlay; list proposed use(s).

(9) **CERTIFICATION.** This plan meets all required development standards.

(10) **BACKLOG NUMBER.** This project has the following tracking number, assigned at time of submission: \_\_\_\_\_

(11) **SQUARE FOOTAGE & OCCUPANCY.** The onsite facility is 4,080 square feet with a 150 square foot front porch canopy. The total occupancy for the facility is 68 persons.

(12) **PARKING SPACE CALCULATIONS.** The following parking space calculation was performed for the proposed use (per C.C.C. §3312.47 Calculation methods and §3312.49 Minimum numbers of parking spaces required). One (1) space is required for each vehicle used in the business plus one (1) space for each 1,000 square feet of storage facility.

PARKING CALCULATIONS		
Use	Basis of Calculation	Minimum
Industrial: Storage	8 Vehicles	8
Industrial: Storage	4,080 SF	11000 SF= 4.08
(Round Total up to the Nearest Integer)		12.08
Required Parking		13
Proposed Parking		17
Required ADA Parking (var/total) C.C.C. §3312.47	Parking space	1/1
Proposed ADA Parking (var/total)		1/1
Required Bicycle Parking		NA

ADA parking space striping shall meet the requirements of the Public Service Dept.

**(13) GENERAL ZONING & PROJECT INFO.** The following table includes required site info.

GENERAL ZONING INFO		GENERAL PROJECT INFO	
Address	3551 Westerville Road, Columbus, OH 43224	Maximum Building Height:	35'
Parcel No.	010-012426	Proposed Building Height:	22'
Zoning	M-2	No. of Dwelling Units (Res. Only):	NA
Classification/District	NA	Proposed Refuse Service (Res. Only):	NA
Height District	NA		
Commercial Overlay	NA		
Total Site Area (feet or acres)	5.256 acres (original) 4.841 acres (existing)		
Flood Insurance Rate Map Number (FIRM)	39049C 0157 K	Proposed Refuse Capacity, cy (Residential Only):	NA
Effective Date of FIRM	June 17, 2008		
Base Flood Elevation	NA		

The project will comply with:

- 3312.15 & 3321.01 Dumpster Area
- 3312.21 Landscaping and Screening;
- 3312.19 & 3312.03 Lighting;
- 3312.39 Striping and Marking;
- 3312.43 Required Surface for Parking;
- 3321.05 Vision Clearance;
- 3312.45 Wheel Stop Device

**(14) PUBLIC UTILITIES.** The following data represents coverage data.

PUBLIC UTILITIES SITE DATA TABLE	
Total Site Area:	4.841 acres 210,873 s.f.
Total Disturbed Area:	1,725 s.f. (0.8%)
Pre-developed Impervious:	Total 6,730 s.f. (3.2%) =
Post-Developed Impervious:	Building 4,230 s.f. + Storage Pod 2,500 s.f. =
	Total 6,730 s.f. (4.0%) =
	Drive Approach 1,725 s.f. + pre-developed impervious surfaces 6,730 s.f.

**EROSION AND SEDIMENT CONTROL.**

Land Disturbance areas less than one acre and not part of a larger common plan of development are not required to submit to the City of Columbus a full-scale erosion and sediment control plan for approval. However, the proposed land disturbing activities must comply with all of the provisions of the Division of Sewerage and Drainage Erosion and Sediment Control Regulation. All land disturbing activities shall be subject to inspection and site investigation by the City of Columbus to determine compliance with City standards and regulations. Failure to comply with these regulations may subject the site to enforcement action by the City. Questions regarding Erosion and Sediment Control may be referred to the Stormwater Management Office at 645-6311.

On-site Contact: Joey Leadbeater  
 Phone: (614) 795-8403

Email: [sunscapeslho@gmail.com](mailto:sunscapeslho@gmail.com)  
 Site is tributary to: Alum Creek



CURRENT DRIVE CONDITION (SUBJECT OF VARIANCES)



PORTABLE STORAGE CONTAINER (SUBJECT OF SPECIAL PERMIT)

**SANITARY SEWER NOTE:**

Connection to Sanitary Sewer Cannot Be Made Without Obtaining a Permit from Sewer Permit Office at 910 Dublin Rd 3rd Floor 614-645-7490

**SANITARY DEMOLITION NOTE:**

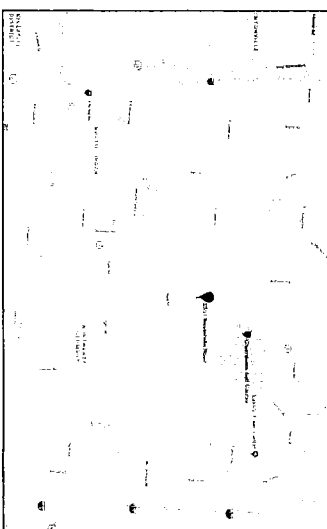
Prior to Demolition a Permit for Sanitary Laterals to Be Capped Off Must Be Obtained From 910 Dublin Rd 3rd Floor, 614-645-7490

**RIGHT-OF-WAY ENCROACHMENT NOTE:**

No Private Elements Are Permitted to Encroach into the Right-Of-Way including, But Not Limited to Signs, Railings, Foundations, Doors, Overhead Elements or Walls

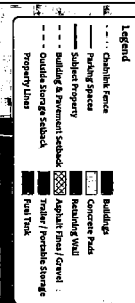
**EXPIRATION NOTE:**

Date of Expiration: Plan is Valid For One (1) Year from Date of Approval



LOCATION MAP (NOT TO SCALE)

DISCLAIMER: The consultant is not liable for damage which occurs as a result of construction. This plan reflects all known information and is based on the information provided by the owner. The consultant is not responsible for the accuracy of the information provided by the owner. The consultant is not responsible for the accuracy of the information provided by the owner. The consultant is not responsible for the accuracy of the information provided by the owner.



0 25 50 100 150 200 250 300 Feet  
1 inch = 53 feet

#### SITE PLAN NOTES:

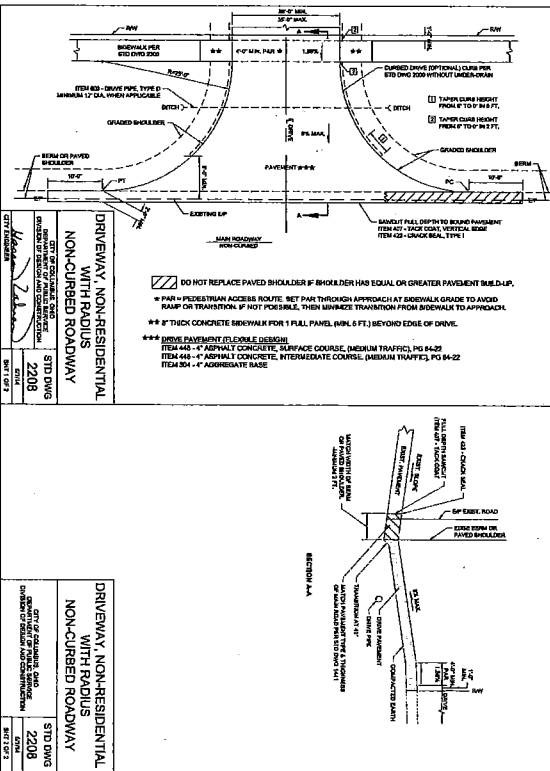
- (1) LEGAL DESCRIPTION. The metes and bounds description is provided in Deed Book 377, Page 751, with exceptions provided in Deed Book 3400, Page 423. Survey provided by Pal Systems, Inc., 171 Channing Cross Dr., Westerville, Ohio 43081, dated May 16, 2017. Boundary map and plat of survey are included pursuant to O.A.C. 4733.37 with survey information (length and bearing) of each line.
- (2) DIMENSIONS. Dimensions for existing structures and proposed construction are provided for all right-of-way lines (existing 50 feet from centerline of Westerville Road, proposed the same), all property lines and any required for side and rear yards.
- (3) BUILDINGS AND STRUCTURES. All existing and proposed buildings and structures are delineated including height and any overhangs, balconies or port cochners.
- (4) FENCES. Existing fencing is shown and labeled. Fencing is typical 6' chain link fencing with less than 20% opacity.
- (5) OFF-STREET PARKING. There are eight (8) off-street parking spaces provided for equipment along the northern property line and another four (4) spaces provided along the back side of the building for business trucks. Five (5) parking spaces, including one ADA accessible parking spaces are provided at the front of the building for customers and visitors.
- (6) TRAFFIC CIRCULATION PATTERN. The access point on Westerville Road is full access and two-way circulation is provided around the building.
- (7) TRASH SERVICE. There is no dumpster service existing or planned on-site.
- (8) EASEMENTS AND ENCROACHMENTS. All known easements are shown on the plan.
- (9) STREETS. Westerville Road (State Route 3) is a public road with open ditches (no curbs). There is an existing road right-of-way of 120' in width (60' from centerline).
- (10) ON-STREET PARKING. No on-street parking is permitted on Westerville Road.
- (11) FIRE LANES. A fire lane is provided on the south side of the building where it provides access to 150 feet of all exterior walls. The fire lane is at least 20 feet wide with a 10-foot setback from the structure and be able to support 75,000 pounds.
- (12) INTERSECTIONS. The minimum curve radius at intersections is 35 feet.
- (13) SITE ACCESS LOCATIONS. The existing access drive will remain. The entrance (at least 50 feet from edge of road pavement) will be paved with asphalt to meet the minimum

standards of Columbus Engineer's Standard Drawing 2206. Site distance shall be kept clear per C.C.C. 339.05.

- (14) LOADING ZONES. No loading and/or vehicle zones are proposed.
- (15) SIDEWALKS. There are no existing sidewalks along the subject property. Sidewalks shall be proposed along the front and side of the building. The ADA parking space shall meet the current City standards and ADA requirements. No on-site sidewalks are proposed. The ADA parking space shall have compliant access to the front porch area, including the front door of the structure which shall be maintained as an public, accessible entrance.
- (16) ROAD IMPROVEMENTS. No road improvements are proposed.
- (17) DRIVEWAYS. This project does not contain a school, bus stop or similar facility.
- (18) ADDITIONAL INFORMATION. The plan identifies the boundaries of permitted outdoor storage which shall also be visually demarcated at its limits on-site to assist with enforcement.
- (19) MAINTENANCE OF TRAFFIC. It is not necessary to restrict existing pedestrian, bike, or vehicle traffic in the public right of way.



DISCLAIMER: The consultant is not liable for design which occurs as a result of construction. This plan reflects all known above-ground and underground utilities. Any excavation shall call on the Utility Professionals Service (COP) prior to having the site excavated. The plan is not a guarantee of the accuracy of the information provided by the client or the consultant.





## Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

### PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Chris Leadbeater  
of (COMPLETE ADDRESS) 3551 Westerville Rd Columbus 43224  
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following  
is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of  
this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

<u>Joey Leadbeater</u>	<u>3551 Westerville Columbus OH 43224</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

SIGNATURE OF AFFIANT

Chris Leadbeater

Sworn to before me and signed in my presence this 16 day of January, in the year 2018

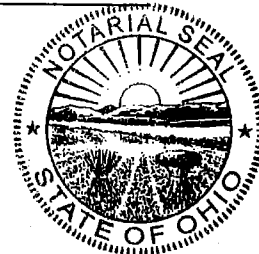
SIGNATURE OF NOTARY PUBLIC

Loria Mackay

My Commission Expires

03.2018

Notary Seal Here



**LORIA MACKAY**  
Notary Public, State of Ohio  
My Commission Expires  
03-2018

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.